

Your ref Y/NE-TKL/5  
Our ref 29545000/WSTY/MYNU/CYSL/CKGFR05260

By Hand  
The Secretary  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
North Point  
Hong Kong

16 April 2024

Dear Sir/Madam,

Application for Amendment of Plan  
Under Section 12A of the Town Planning Ordinance (Cap.131),  
to Rezone the Application Site from "Open Storage", "Agriculture" Zones and an  
area shown as 'Road' to "Other Specified Uses" annotated "Mixed Use" Zone,  
for Proposed Mixed Use Development at Lots 796 and 1008 RP in D.D. 77 and  
Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories  
(Planning Application No. Y/NE-TKL/5)

**Submission of Further Information**

We refer to the comments received from various Government departments from 4 January 2024 to 10 April 2024 on the captioned Planning Application.

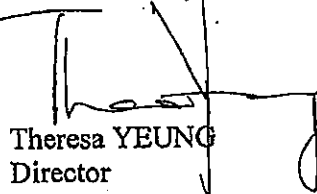
We are pleased to submit herewith a Responses-to-Comments Table (Attachment 1) together with the relevant supporting documents (Annexes A – I) for your consideration.

The softcopy of the Further Information will be uploaded to the hyperlink provided by the Town Planning Board.

We sincerely seek favourable consideration from the Town Planning Board to approve the captioned S12A Planning Application.

Should you have any queries, please contact the undersigned or our Ms. Natalie LEUNG at [REDACTED] or our Mr. Gordon FOO at [REDACTED].

Yours faithfully,

  
Theresa YEUNG  
Director

Encl.

- Attachment 1 – Responses-to-Comments Table
- Annex A – Revised Sewerage Impact Assessment
- Annex B – Revised Drainage Impact Assessment
- Annex C – Revised Environmental Assessment
- Annex D – Replacement Pages of Revised Supporting Planning Statement
- Annex E – Supplementary Drawing for Visual and Air Ventilation Mitigation Measures
- Annex F – Revised Visual Impact Assessment
- Annex G – Revised Air Ventilation Assessment – Expert Evaluation
- Annex H – Revised Traffic Impact Assessment
- Annex I – Revised Water Supply Impact Assessment

c.c.

- DPO/STN, PlanD (Attn: Mr. Tim FUNG) (By email: tyfung@pland.gov.hk)
- DPO/STN, PlanD (Attn: Ms. Sheren LEE) (By email: sswlee@pland.gov.hk)
- DPO/STN, PlanD (Attn: Ms. Katie LEUNG) (By email: kyyleung@pland.gov.hk)
- Client

**ARUP**

Level 5, Festival Walk  
80 Tat Chee Avenue  
Kowloon Tong  
Kowloon  
Hong Kong

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